



**City of Santa Barbara**  
Airport Department

**DATE:** November 17, 2010  
**TO:** Airport Commission  
**FROM:** Karen Ramsdell, Airport Director  
**SUBJECT:** Lease Agreement – Brandon Mades, dba Laser Cartridge

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**RECOMMENDATION:**

That Commission approve and authorize the Airport Director to execute a month-to-month Lease Agreement with Brandon Mades, dba Laser Cartridge, a Sole Proprietorship, for 560 square feet of shop space in Building 258, at 629-B Norman Firestone Road, at the Santa Barbara Airport, effective December 1, 2010, for a monthly rental of \$602, exclusive of utilities.

**DISCUSSION:**

The subject Premises is located south of Hollister Avenue in an Airport Facilities (AF) zone.

Laser Cartridge has been an Airport tenant in good standing since June 1989. The Premises is used for operation of a printer cartridge maintenance and repair service. The use conforms to existing zoning.

The proposed monthly rental is based on a rate of \$1.02 per square foot for industrial space and is comparable to other buildings on the Airport for similar use and in similar condition. The current Industrial rate ranges from \$.95 to \$1.50. The industrial category includes R&D, workshop, and assembly space, but may also reflect a combination of uses including office and storage space that is unique to a particular tenant. The new rental represents a 1.5% increase over the previous year.

In addition, Mr. Mades will pay shared monthly utility and janitorial charges including \$33.00 for water, \$18.00 for sewer service, \$55 for electricity, \$11 for gas, and \$68 for janitorial services.

The proposed Lease Agreement has been negotiated based upon the criteria set forth in Resolution 93-127, and has been reviewed and determined to be exempt from environmental review.

**PREPARED BY:** Business & Property Division

**ATTACHMENT:** Map